14 December 2023

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Dear Sir / Madam

Retrospective Planning Application for the Installation of Solar PV Panels

Savills (UK) Ltd submit this householder planning application on behalf of Wiltshire Leisure Limited ('the applicant') for the installation of solar PV panels at 37 Wiltshire Crescent, Vastern, Royal Wootton Bassett, Swindon, SN4 7PB.

The application is submitted as a Retrospective Householder Planning Application, the description of development is as follows:

> *"A retrospective planning application for the installation of Photovoltaic Solar Panels.".*

The application has been submitted electronically via Planning Portal. Hard copies of documents can be supplied on request if required.

Relevant Planning History

The installation of Solar PV panels typically fall under Permitted Development The Town and Country Planning (General Permitted Development) (England) Order 2015 (Part 14, Class A)). However, the original planning consent (Planning Ref. 14/11318/VAR), in which the site falls under, included a condition that prohibits any external alterations to be carried out through such process. For completeness, the condition wording is provided below:

Condition 8 of this decision states:

"Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls or other means of enclosure (other than those shown on the approved plans) shall be erected anywhere within the application site and no external alterations or extensions shall be carried out to the buildings hereby approved without the prior written consent of the local planning authority."

It is for this reason that a full householder application is being submitted on behalf of Wiltshire Leisure Limited.

Local Policy Context

The site falls within Wiltshire Council's Authority area and therefore The Development Plan relevant to this planning application comprises Wiltshire Core Strategy (January 2015). The Core Strategy includes Core Policy 42 'Standalone

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renewable energy installations' which confirms renewable energy schemes '*will be supported subject to satisfactory resolution of all site specific constraints*' .

Furthermore, Wiltshire Council have an emerging Local Plan which has expected to be submitted to the Secretary of State in 2024 and therefore carries significant weight. Within the Draft Core Strategy, Policy 85 'Sustainable construction and low carbon energy' states that 'retrofitting measures to improve the energy performance of existing buildings and the alleviation of summer overheating will be supported'.

It is therefore our understanding that the proposals within this application are in accordance with both the existing and emerging development plan.

The following documentation is submitted as part of the planning application:

- Planning
  - Application Form
- Drawings
  - Site Location Plan (Drawing Ref. 23-37 37 v - Sheet - PL05)
  - Site Plan – existing and proposed (Drawing Ref.23-37 37 v - Sheet - PL05)
  - Roof Plan and elevations – proposed and existing (Drawing ref. 23-037 37 - Sheet - PL10)
- Technical Reports/Assessments
  - PV Panel specification (prepared by freedom energy)
  - MCS Installation Certificate (NO. MCS-01731160-U)

<u>PV Specification</u>

The Solar PV panels installed on the site have been constructed and in stalled in accordance with the relevant construction and renewable energy standards and building regulations. The specification of the panels shown below and full details are enclosed within this submission.

• 5 x 370w modules (in roof);
• 1x 1.5kw inverter;
• In roof mounting system and flashings;
• AC and DC cabling between modules, inverter and Consumer unit.

Installed capacity	1.5
Orientation	0 degrees
Inclination	25
Table for zone and above data	1046kw/m2 per annum
Shading factor	1
Calculations	Kwp x above x Shading factor
Estimated annual output	1569 kwh/annum

Conclusion

The planning application fee of **£258.00 (+ £64.00 service charge)** has been paid to Planning Portal by the applicants upon submission of the application.

Should you have any queries regarding the above please do not hesitate to contact me.

Yours sincerely,

Ben Comley
Graduate Planner
Enc: Planning Application